

MEMO



To: Planning Commission
From: Jason Bond, Assistant City Manager
Date: November 8, 2024
RE: **Scenic Ridge Estates Development Agreement – Zoning Regulation Exceptions**

Mayor Dan Olson and Santaquin City staff have worked with Mr. Neil Craig and his team to draft a development agreement for property that he owns which is on the east side of Santaquin City and which has already received partial development approval in a subdivision called Scenic Ridge Estates.

The purpose of this development agreement needing review from the Planning Commission, is because there were some zoning requirements that were specifically discussed, and some exceptions have been negotiated. In order for those exceptions to be valid, a legislative review (formal public hearing, Planning Commission recommendation, and City Council approval) needs to take place.

For purposes of understanding the reason for negotiating exceptions, some benefits to Santaquin City include:

- Approximately 5.19 acres of property (in exchange for 2 acres of currently owned City property) will be dedicated to Santaquin City for the purpose of a debris basin and conveyance channel which design and construction will be funded by the federal government as authorized by the National Resource Conservation Service (NRCS).
- Certain portions of the dedicated acreage will also serve as open space and trails that will connect to the mountains.
- A perpetual easement consisting of approximately 1 acre will be granted to Santaquin City along the existing conveyance channel.

The negotiated exceptions that benefit the owner of the property, and which are only pertinent to the Planning Commission's required review are as follows:

- A minimum lot size zoning regulation would be reduced from 12,000 square feet to 10,841 square feet for one building lot on the west side of an anticipated future extension of 1100 East Street.
- The construction of a 30-foot wide driveway on parcel numbers 32:040:0078 and 32:040:0077 located at the east end of the recently completed 430 South and the intersection of 430 South and 1200 East that is adjacent to the property would satisfy the frontage requirement for construction of a single-family residence on said parcel.
- A minimum width and frontage requirement will be reduced from 100 feet to 60 feet for one residential lot to be located on parcel number 32:040:0080.
- The developer would be allowed to install a private home drinking water booster pump to serve a single-family home on parcel 32:040:0078.
- To assist the developer in construction of adequate water facilities, the City would allow the

water service laterals to be located on the downhill side of the lot, for a maximum of two lots only.

- The dedication and transfer of property to the City would satisfy the developer's open space dedication requirement in the Hillside Overlay Zone.

Recommended Action: Hold a public hearing and provide a recommendation to the City Council regarding the Santaquin City Code exceptions that were negotiated in the Scenic Ridge Estates development agreement.